

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Town Planning – Sarpavaram Gram Panchayat, Kakinada - Change of land use from Agricultural use to Residential use in R.S.Nos.129/1, 2, 4, 7, 8(Part), 9 & 178/1, 2, 4 & 5 for Bit -A, R.S.Nos.178/9, 10 & 11 for Bit-B and R.S. Nos. 1601 (Part) and 163/1, 2(part), 3(Part) & 4 for Bit-C of Sarpavaram Village, Kakinada Rural Mandal, to an extent of Ac.32.12 cents - Draft Variation – Confirmed – Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**  
**G.O.Ms.No.418**

**Dated: 05/11/2012.**

**Read the following:**

- 1) G.O.Ms.No.389 MA., dated: 10-09-1975.
- 2) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.8509/2007/R, dt:12-09-08.
- 3) Govt. Memo No.15603/H1/2008-2, dt:28-05-2012.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.320, Part-I, dt.31.05.2012.
- 5) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.8509/2007/R, dt.03-10-12.

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**ORDER:**

The draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O. Ms. No. 389 MA., dated 10.09.1975, was issued in Government Memo No. 15603/H1/2008-2, Municipal Administration and Urban Development Department, dated.28.05.2012 and published in the Extraordinary issue of A.P. Gazette No. 320, Part-I, dated 31.05.2012. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt.03.10.2012 has stated that the Panchayat Secretary, Sarpavaram Gram Panchayat, Kakinada (R) Mandal has informed that the applicant has paid an amount of Rs.2,60,044/- (Rupees Two lakhs Sixty thousand and Forty Four only) towards conversion / development charges as per G.O.Ms.No.158, dated 22.03.1996. Hence the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**B. SAM BOB,**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

The Panchayat Secretary, Sarpavaram Gram Panchayat, East Godavari District.

Copy to:

The individual through the Panchayat Secretary, Sarpavaram Gram Panchayat, East Godavari District.

The District Collector, East Godavari District, Kakinada.

The OSD to Minister for MA&UD.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub-section 92) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variations to the Master Plan of Kakinada Town, the same having been previously published in the

Extraordinary issue of Andhra Pradesh Gazette No. 320, Part – I, dt. 31.05.2012, as required by clause (b) of the said section.

**VARIATION**

The site in R.S. No. 129/1,2,4,7,8P,9 & 178/1,2,4&5 for Bit "A" and R.S. No. 178/9,10 & 11 for Bit "B" and 160/1P & 163/1,2P,3P and 4 for Bit "C", Kakinada to an extent of Ac.32.12 cents of Sarpavaram (V), Kakinada Rural Mandal, Kakinada Municipal Corporation, the boundaries which are as shown in the schedule below and which is earmarked for Agricultural use in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in GO.Ms.No.389, MA dated:10-09-1975 is now designated for Residential use by variation of change of land use as marked "A,B&C" bits as shown in the revised part proposed land use map GTP.No.32/2008/R, which is available in Municipal Office, Kakinada Municipal Corporation and Sarpavaram Gram Panchayat **subject to following conditions:**

1. The applicant shall construct the culverts as per N.O.C issued by the Executive Engineer, Dawaleswaram Division duly obtaining the design of the culvert.
2. The applicant shall maintain 9.0 Mtrs as per rules in vogue. No building activity from the field channel.
3. The applicant shall take prior approval from the competent authority before taking up any development activity.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

		<b>Site 'A'</b>	<b>Site 'B'</b>	<b>Site 'C'</b>
NORTH	:	R.S.No.177	R.S.No.177	R.S.No.165, 163/2P & 3P
EAST	:	R.S.No.178/2(P)3, 8,7,6 and approved L.P. No. 24/ 2003 (by the RDDTP)	18'-0" wide field channel	R.S.No.163/ 5,4,3 and 160/1P
SOUTH	:	Existing donka to be widened to 40'-0" wide road	R.S.No.178/7 and 12	18'-0" wide field channel
WEST	:	R.S.No.179, 182, 129/3 and 129/6	R.S.No.178 /9P, 3 and 177	18'-0" wide field channel

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**SECTION OFFICER**

